

Stonepail Court, Stonepail Road, Gatley, Cheshire, SK8 4EX



“ High quality offices in prominent town centre position ”

TO LET
MODERN OFFICE SPACE
WITH CAR PARKING
2.004 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

Stonepail Court occupies a highly prominent position close to the convenience of Gatley town centre

The motorway network (M60/M56) and Manchester International Airport are within 5 minutes drive and Manchester City Centre is approximately 10 miles to the North.

DESCRIPTION & SPECIFICATION

The office, located on the first floor, comprises a large open plan area with an additional two good sized partitioned rooms, offering meeting and breakout space.

Finished to a high standard the office boats:

- Suspended ceiling
- Recessed lighting
- Carpeted floors to all office areas
- Fully accessed raised floors
- Comfort cooling
- Secure door entry system
- Window blinds
- Double glazing
- Perimeter trunking

FLOOR AREAS

First Floor: 2,004sq ft

PASSING RENT

£32,100

LEASE

The accommodation is available via a sub-lease or assignment of an existing lease which expires on 22nd October 2027.

RATES

Rateable Value; £27,000

INSURANCE

The incoming tenant shall reimburse the landlords reasonable insuring costs.

CAR PARKING

There are 5 car parking spaces.

SERVICE CHARGE

The landlord will levy a service charge of £1.50 per square foot to cover the maintenance of common areas.

VAT

All prices and outgoings are liable for VAT.

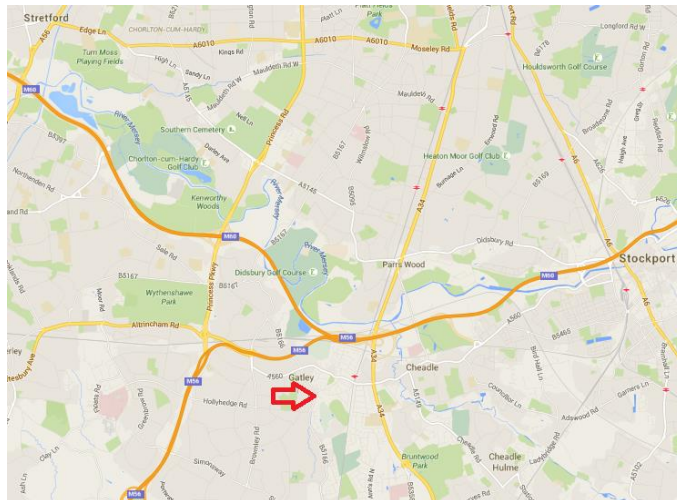
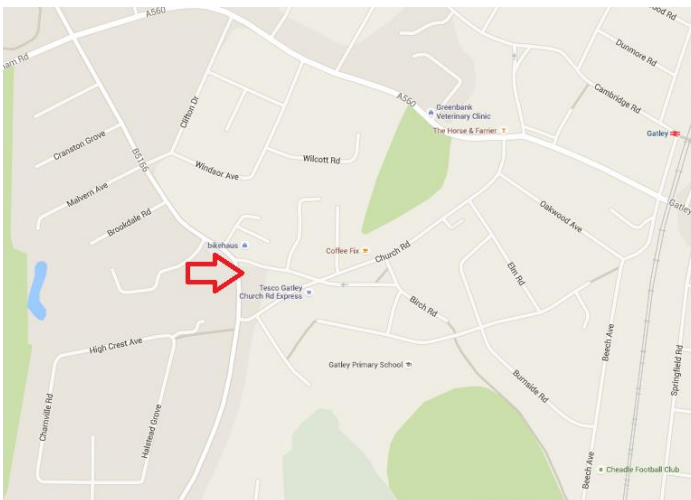
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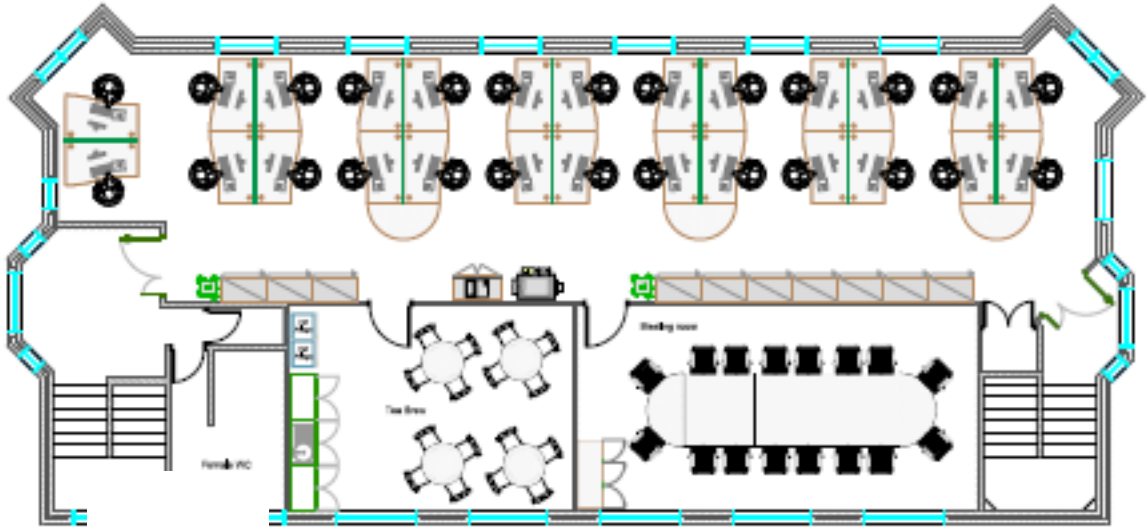
Available on request.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Simon Gardner at sg@willsill.co.uk

**Subject to Contract
March 2023**





First Floor